

# Heol Powis

CARDIFF, CF14 4PH

**GUIDE PRICE £350,000**

**Hern &  
Crabtree**



# Heol Powis

Positioned within the highly regarded suburb of Heath, this semi detached home on Heol Powis offers generous accommodation, off road parking and a private rear garden, all within easy reach of Cardiff city centre. Available with no onward chain, it presents an excellent opportunity for buyers seeking a well located family home with scope to personalise.

A bright entrance hall leads into a comfortable bay fronted lounge, while the kitchen and dining area to the rear provides a practical everyday living space with a range of fitted units, integrated oven and gas hob, and dual aspect natural light. A rear hallway offers access to the garden and ground floor WC.

Upstairs are three well proportioned bedrooms and a family bathroom fitted with bath and walk in shower. The property has been well maintained and offers a balanced blend of comfort and potential.

Externally, the rear garden is designed for ease of maintenance with artificial lawn, timber decking, mature planting and enclosed stone boundary walls creating a private setting. To the front, a driveway provides off road parking alongside an electric vehicle charging point.

Heath is one of Cardiff's most sought after residential areas, favoured by families and professionals for its excellent transport links, well regarded schools and proximity to the University Hospital of Wales. Heath Park is nearby, offering extensive green space, while Birchgrove and Whitchurch Road provide a strong selection of cafés, restaurants and local amenities. Regular bus and rail services ensure easy access into Cardiff city centre and beyond.



**Approx 914.00 sq ft**

**Council Tax Band: D**

#### Entrance Hall

Obscured glazed front door with double-glazed side window. Tiled flooring, radiator and staircase rising to the first floor.

#### Lounge

Double-glazed bay window to the front aspect and radiator.

#### Kitchen / Dining Room

Double-glazed windows to the side and rear aspects. Fitted with laminate work surfaces, wall and base units, built-in oven, gas hob, metal sink basin and integrated dishwasher. Tiled flooring, partly tiled walls and radiator. Door leading to rear hallway.

#### Rear Hallway

Windows to rear aspect and composite door leading to the garden. Cat flap and access to downstairs WC.

#### Downstairs WC

Obscured glazed window, tiled flooring, WC with integrated wash basin and radiator.

#### First Floor Landing

Double-glazed side window, wooden panelled ceiling, loft access hatch with ladder, and wooden bannister.

#### Bedroom One

Double-glazed window to the front aspect, radiator and built-in shelving.

#### Bedroom Two / Office

Double-glazed window to the front aspect, radiator and built-in storage.

#### Bedroom Three

Double-glazed window to the rear aspect, radiator and built-in storage with sliding doors.

#### Bathroom

Obscured double-glazed window to the rear aspect. Fitted with bath and shower head above, wash basin and WC. Tiled walls, laminate wood flooring and heated towel rail.

#### Rear Garden

Enclosed rear garden with artificial lawn, timber decking,

mature flower beds and trees, two water taps, stone boundary walls, weather-proof electrical socket and wooden fencing. Side pathway leading to the front of the property and a useful storage area. Also includes a shed with an additional power supply.

#### Front

Driveway providing off road parking with electric vehicle charging point.

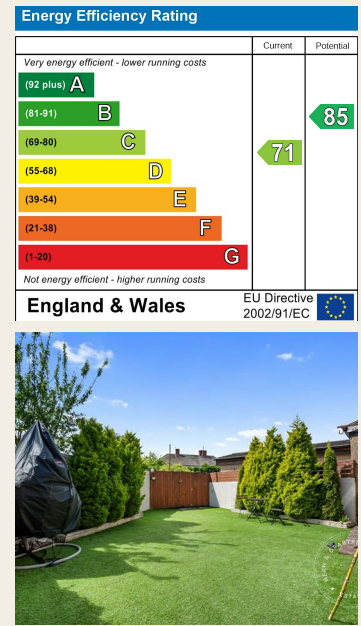
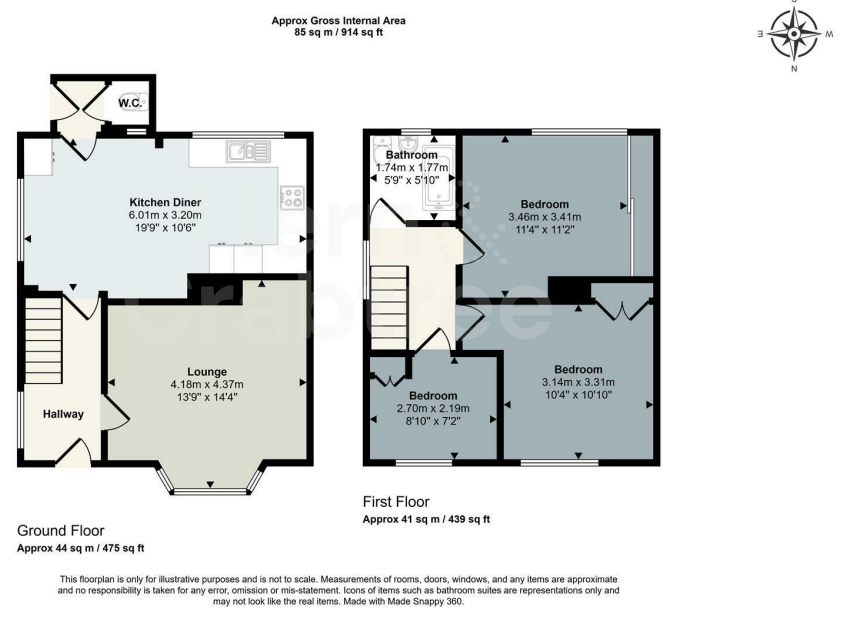
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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